

## Preliminary land Use Service (PLUS)

**Delaware State Planning Coordination**

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)  
[datamil.udel.edu/](http://datamil.udel.edu/)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

1. Project Title/Name: **Village of Bayberry Town Center**

2. Location: **north side of Boyd's Corner Road and east and west of Jamison Corner Road**

3. Parcel Identification #: **13-013.00-002; 13-013.00-067**

4. County or Local Jurisdiction Name: **New Castle County**

5. Owner's Name: **Baker Farms, Inc.**

Address: **665 Shallcross Lake Road**

City: **Middletown**

State: **DE**

Zip: **19709**

Phone: **302-378-3750**

Fax: **302-378-4579**

Email:

6. Applicant's Name: **Blenheim Bayberry, LLC**

Address: **220 Continental Drive, Suite 410**

City: **Newark**

State: **DE**

Zip: **19713**

Phone: **(302) 254-0100 ext. 238**

Fax: **(302) 254-0101**

Email:

**bmeredith@blenheimhomes.com**

7. Engineer/Surveyor Name: **F. Thomas Prusak for Landmark Engineering**

Address: **One Corporate Commons, Suite 301**

City: **New Castle**

State: **DE**

Zip: **19720**

Phone: **(302) 323-9377**

Fax: **(302) 323-9461**

Email:

**Thomas.Prusak@landmarkengineerin  
g.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Pamela J. Scott (302) 421-6878**

**Information Regarding Site:**

9. Area of Project(Acres +/-): **158.20 Acres**

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Community ☒ Developing ☐ Environmentally Sensitive  
☐ Secondary Developing ☐ Rural

11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." **N/A**

12. Present Zoning: **S**

13. Proposed Zoning: **CR**

14. Present Use: **Agricultural**

15. Proposed Use: **Mixed Use**  
**(residential/commercial/office/retail/institutional)**

16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances:  
**Agricultural use; no known chemicals/hazardous substances**

17. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☒

Kent ☐

Sussex ☐

Suburban ☒

Inside growth zone ☒

Town Center ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☐

Low Density ☐

18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)  
Service Provider Name: **Artesian and/or Tidewater**

What is the estimated water demand for this project?

How will this demand be met?

19. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)  
Service Provider Name: **New Castle County**

20. If a site plan please indicate gross floor area: **1,892,600 which includes residential uses**

21. If a subdivision: ☐ Commercial ☐ Residential ☒ Mixed Use

22. If residential, indicate the number of Lots/units: **554** Gross Density of Project: **N/A (\*Due to the Plan being a Mixed Use Plan)** New Density **N/A (mixed used development)**

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. If residential, please indicate the following:

Number of renter-occupied units: **380 (some of these apartments may be condo units that will be sold)**

Number of owner-occupied units: **174**

Target Population (check all that apply):

Renter-occupied units

☒ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: **N/A**  
Square Feet: **0**

Proposed Use: % of Impervious Surfaces: **59%**  
Square Feet: **93.3 acres**

25. What are the environmental impacts this project will have? **None**

How much forest land is presently on-site? **None** How much forest land will be removed? **N/A**

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☒ Yes ☐ No

**A very small portion of this site is in a mapped Water Resource Protection Area. While the amount of proposed impervious cover is less than that permitted by right under County Code, the Applicant has voluntarily proposed providing supplemental recharge stormwater in this area.**

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

**There are no public water supply wells on, or adjacent to, this project.**

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No  
If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres  
☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☒ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☐ Yes ☒ No

If yes, please list name:

30. List the proposed method(s) of stormwater management for the site: **infiltration beds, underground storage tanks, biofiltration swales – a variety of innovative and environmentally friendly stormwater qualitative and quantitative management practices will be employed on this site including: stormceptors; degritters; oil water separators; bioswales; infiltration practices; and storage of treated stormwater for use as irrigation water.**

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): **existing road culverts will be enlarged to accommodate downstream stormwater basins in Bayberry South.**

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? **46.7** Acres Square Feet

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **Passive and active recreation, stormwater management, and creation of biodiverse habitat.**

Where is the open space located? **Throughout the site**

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☒ Yes ☐ No  
**The proposed Plan depicts a YMCA/Police Athletic League type of facility**

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? **Transportation improvements will be required, the full scope of which have not yet been determined by the Department of Transportation. In addition, payments of NCC impact fees and voluntary assessments for the School District will be made.**

34. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No  
**(See above) in addition to the voluntary measures to provide augmented voluntary recharge to the on-site and off-site Water Resource Protection Area, over 6,175 L.F. of bioswales are proposed. As a conservation measure, treated stormwater will be used to irrigate public areas. Biodiverse buffers (10.3+ acres) are proposed and 1,450+ lineal feet of perennial stream corridor will be created for additional biodiversity.**

Acres on-site that will be permanently protected

Acres on-site that will be restored: **Biodiverse buffers of 10.3+ acres are proposed**

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No

36. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season: **8,834 inbound and 8,834 outbound primary and link-diverted trips.**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **1% to 2%**

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. **Refer to Plan for Bayberry Town Center**

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. **Refer to Plan for Bayberry Town Center. Connected to property to the north and east.**

40. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☐ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☒ Yes ☐ No

41. Is this site in the vicinity of any known historic/cultural resources or sites? ☒ Yes ☐ No

**There are at least 3 farmsteads in the vicinity.**

Has this site been evaluated for hisbriic and/or cultural resources? ☒ Yes ☐ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No **Based upon site reconnaissance with New Castle County Department of Land Use.**

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☒ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? ☒ Yes ☐ No

If yes, please List them: **Solid waste will be generated and properly disposed of as part of the normal construction process. At the present time, we do not anticipate any special state permits will be required.**

44. Please make note of the time-line for this project: **anticipate having rezoning and preliminary plan approval in October, record plan approval in 2005.**

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

\_\_\_\_\_  
Signature of property owner or contract buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Person completing form  
(If different than property owner)

\_\_\_\_\_  
Date

# Memo

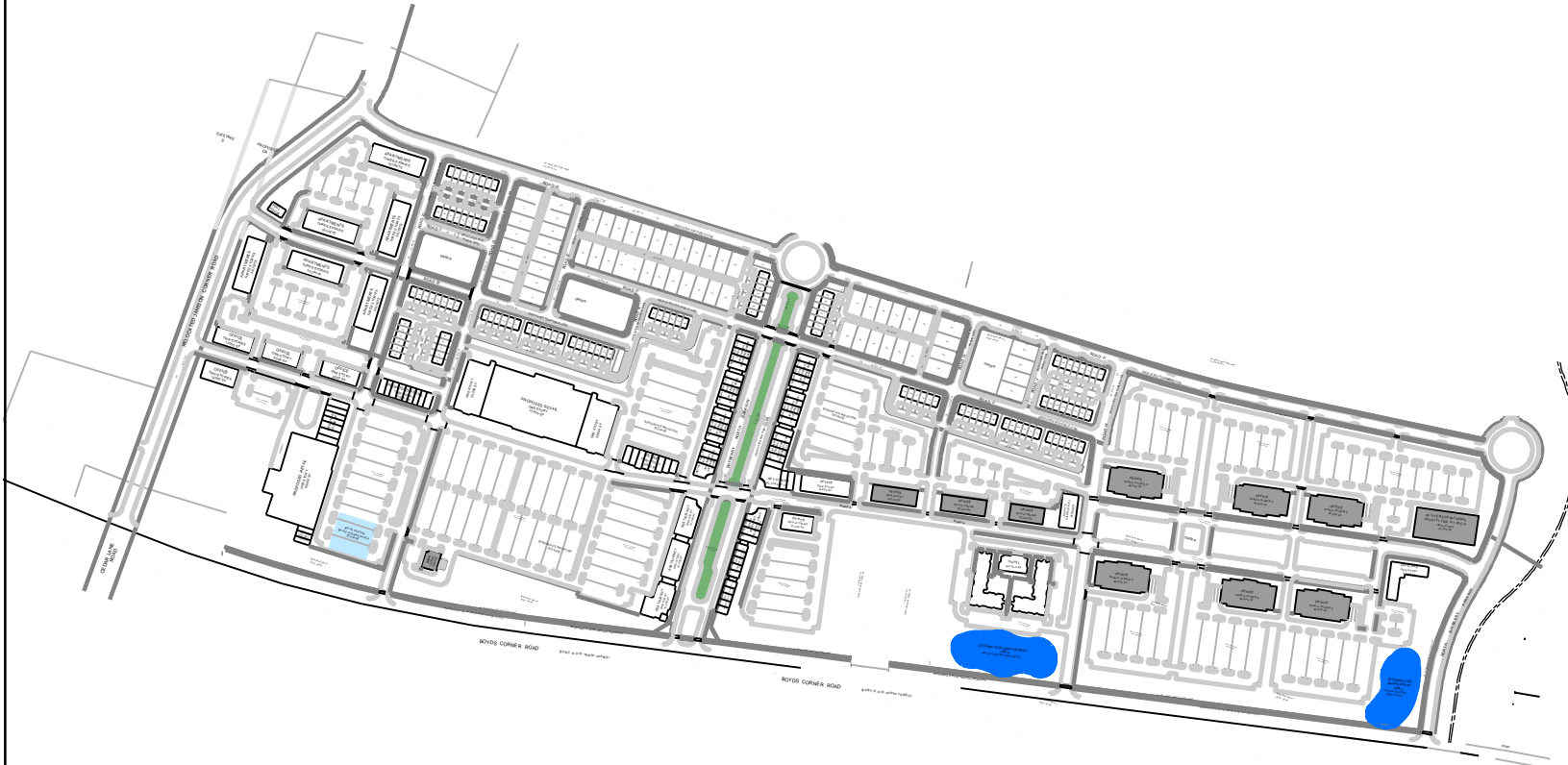
To: PLUS Reviewers  
From: Connie Holland  
Date: June 1, 2004  
Re: Bayberry Development

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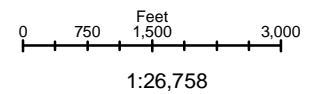
This application is before PLUS because the developer wants to make sure all his bases is covered legally. Because this development has been seen many times over the last several years, we are allowing only ½ hour for comments and ask that you comments only relate to new issues and any comments already sent to the county through other venues should be sent to me for the final letter but not necessarily gone over in the meeting.

# Preliminary Land Use Service (PLUS)

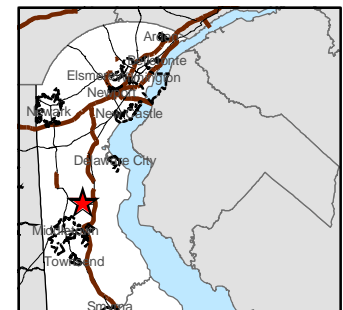
Village of Bayberry  
Town Center  
2004-06-14



NOTE: This site plan is derived from selected portions of CAD drawing data provided by the applicant as a DWG file. It is intended only to indicate the general layout of the proposed project.













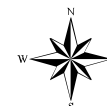
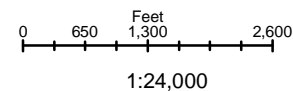
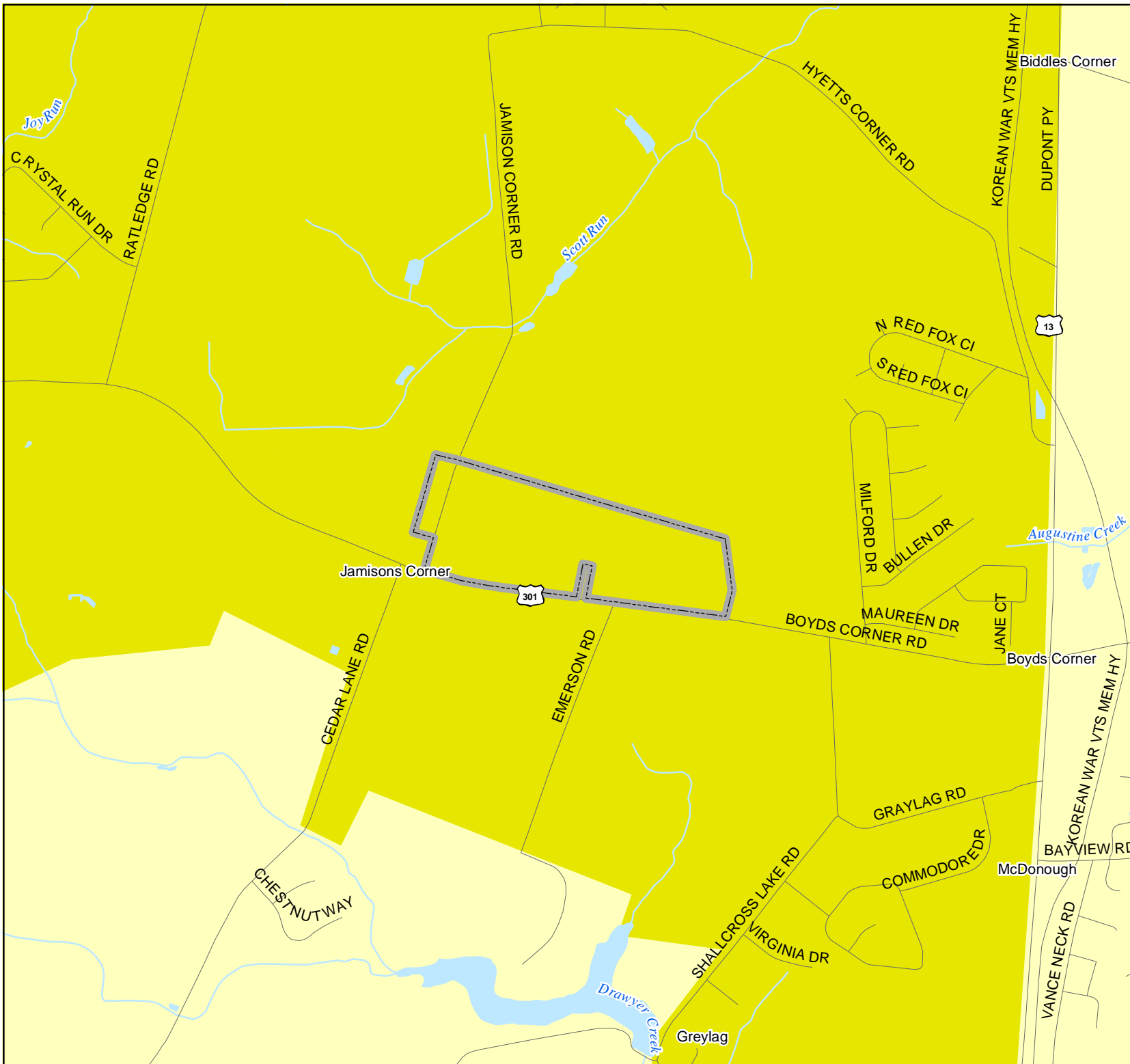
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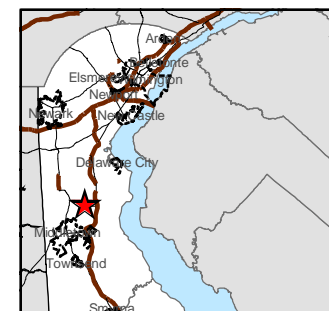
# Preliminary Land Use Service (PLUS)

Village of Bayberry  
Town Center  
2004-06-14

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



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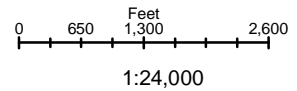




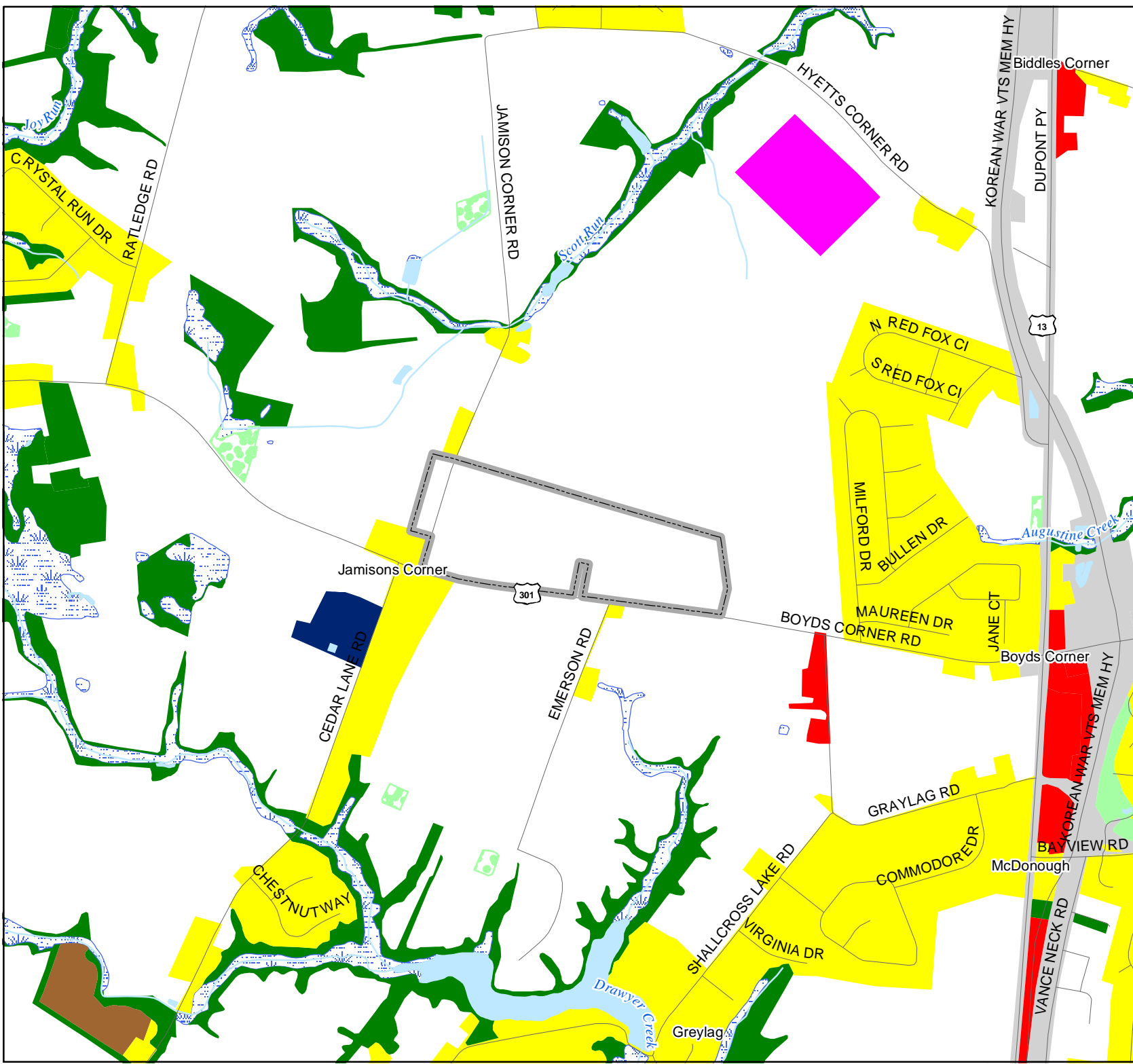
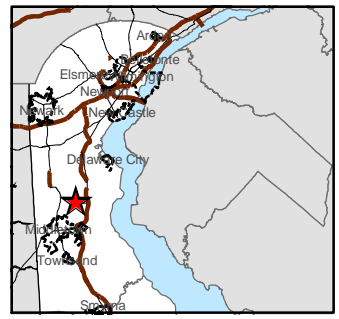
# Preliminary Land Use Service (PLUS)

Village of Bayberry  
Town Center  
2004-06-14

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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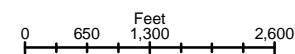
# Preliminary Land Use Service (PLUS)

Village of Bayberry  
Town Center

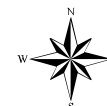
2004-06-14

2002 False-Color  
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:24,000



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